

6106 94 Street
Grande Prairie, Alberta

MLS # A2225895



\$519,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Tankless Hot Water		
Inclusions:	garage heater, shed, "Hot tub is negotiable "		

Nestled in a quiet loop across from a kids park in the highly desirable Country Club neighborhood of Grande Prairie, this beautifully updated home offers a functional custom layout perfect for families, featuring four bedrooms upstairs, a spacious main floor with an open-concept kitchen and family room, a formal dining area, and a front living room or library adorned with custom bookshelves. Enjoy the incredible location right across from a kids' park and backing onto an easement that connects to the Bear Creek Trail system with 2 schools in the neighborhood. This property boasts abundant parking, including a triple-wide driveway, dedicated RV parking (53&rsquo; deep from the front of the garage back with 10&rsquo; side access), plus ample street parking along the park. Upgrades include a modernized kitchen, newer windows (most triple-pane), a high-efficiency furnace, and hot water on demand. The massive 22&rsquo;x24&rsquo; heated, insulated garage, and the huge 15&rsquo;x12&rsquo; primary bedroom with a walk-in closet and a custom tile shower ensuite add to the appeal. The finished basement features two oversized bedrooms, a rec room, a full bathroom, and a cold room&mdash;truly a move-in ready gem in one of Grande Prairie&rsquo;s most sought-after areas. The Gorgeous back yard is fenced with chain link and has many shade trees and is very private!